

142.A

0005

0098.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
618,700 / 618,700  
618,700 / 618,700  
618,700 / 618,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		HIGHLAND AVE, ARLINGTON

## OWNERSHIP

Owner 1:	CLEVELAND SHANNA M	Unit #:	98
Owner 2:	ELLIOTT BETH M		
Owner 3:			
Street 1:	98 HIGHLAND AVE		
Street 2:			

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:		Own Occ:	Y
		Type:	

## PREVIOUS OWNER

Owner 1:	BOSTON MAJORDOMO LLC -
Owner 2:	-
Street 1:	3 ROSEMARY LN
Twn/City:	CHELMSFORD
St/Prov:	MA
Postal:	01824

Cntry:	

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	606,800	3100	.	609,900	609,900	Year End Roll	12/18/2019	
2019	102	FV	622,800	3100	.	625,900	625,900	Year End Roll	1/3/2019	

St/Prov:	MA	Cntry:	
Postal:	01824		

Notes

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1066 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use	Description	LUC	Fact	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl	%	Infl	%	Infl	%	Appraised	Alt	%	Spec	J	Fact	Use Value	Notes
102	Condo			0	Sq. Ft.	Site			0	0.	0.00	8359																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	615,600	3,100		618,700		419540
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18



## USER DEFINED

Prior Id # 1:	92027
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	06:03:34
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
10/11/18	09:11:49
apro	
16461	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOSTON MAJORDOM	69208-568	2	4/28/2017		655,000	No	No		

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
8/16/2018	Measured	DGM	D Mann
3/28/2018	NEW CONDO	DGM	D Mann

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1922	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G19	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB: 1							
Const Mod:				% Own: 46.50000000															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	2	1						
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	4.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 15 - H.V.A.C																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 142.A-0005-0098.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X18	A	AV	1960	28.89	T	40	102			3,100		3,100		
More: N	Total Yard Items:	3,100		Total Special Features:			Total:	3,100		<b>AssessPro Patriot Properties, Inc</b>									